



48 Glebe Villas, Hove, East Sussex, BN3 5SN

A RARELY AVAILABLE NEWLY DECORATED DETACHED FOUR BEDROOM HOUSE IN A SOUGHT AFTER AREA OF HOVE.

Situated between New Church Road and Portland Road. Buses pass by in New Church Road providing access to town. Hove seafront is located within 1/3 of a mile. Portslade railway station is located within 1/2 a mile with its commuter links to London.

The property is well situated for nearby shops which include grocery stores, vets and restaurants, as well as local schools, nurseries and GP surgeries.

- 4 Bedrooms
- Lounge
- Kitchen/Family Room
- Utility Room & Bathroom
- Off street Parking
- West Facing Rear garden

Offers in excess of £725,000
Freehold



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COVERED SIDE ENTRANCE

ENTRANCE HALLWAY 9'10 x 8'5 (3.00m x 2.57m)

Ceiling light point, radiator, inner hallway with further ceiling light point, under stairs storage cupboard housing electric consumer unit, electric meters as well as providing storage.

RECEPTION ROOM 12' x 9'11 (3.66m x 3.02m)

Measurements into bay and recess. Easterly aspect with double glazed bay window to front, ceiling light point, radiator,

BEDROOM ONE 13'5 x 10'1 (4.09m x 3.07m)

Easterly aspect with double glazed window to front, radiator, ceiling light point,

UTILITY ROOM

Approached from inner hallway, eye level storage, work surface with space and plumbing for washing machine under, further space for other appliances, wall mounted 'Ideal' gas combination boiler for heating and hot water. Door to:

CLOAK ROOM

Being fitted low level W.C, corner wash hand basin, double glazed window with obscured glass.

OPEN PLAN KITCHEN/FAMILY ROOM 18'9 x 16'7 (5.72m x 5.05m)

Dual aspect with double glazed window to the side, double glazed windows and centralised casement doors providing access to garden, westerly aspect. Fitted range of high gloss fronted eye level and base units comprising of cupboards and drawers, roll edge work surfaces, recessed under cupboard lighting, free standing AGA with feature extractor canopy over. Single bowl sink with mixer tap, radiator, ceiling light point, coved ceiling. TV aerial point.

STAIRS

From entrance hallway. Spindles to handrail, leading to

FIRST FLOOR LANDING

Double glazed window, built in storage cupboard with hanging rails.

BEDROOM TWO 10'6 x 10'1 (3.20m x 3.07m)

Easterly aspect with Ceiling light point, radiator.

BEDROOM THREE 12' x 9'11 (3.66m x 3.02m)

Easterly aspect with double glazed window to front, radiator, ceiling light point,

BEDROOM FOUR 10'8 x 7'10 (3.25m x 2.39m)

Westerly aspect with double glazed window to rear, ceiling light point, radiator, built in storage cupboard.

FAMILY BATHROOM

Fitted with white suite comprising of low level W.C, wall mounted wash hand basin, panelled bath with hot and cold taps, wall mounted mains shower, ladder style radiator, double glazed window with obscured glass, extractor fan, part tiled walls.

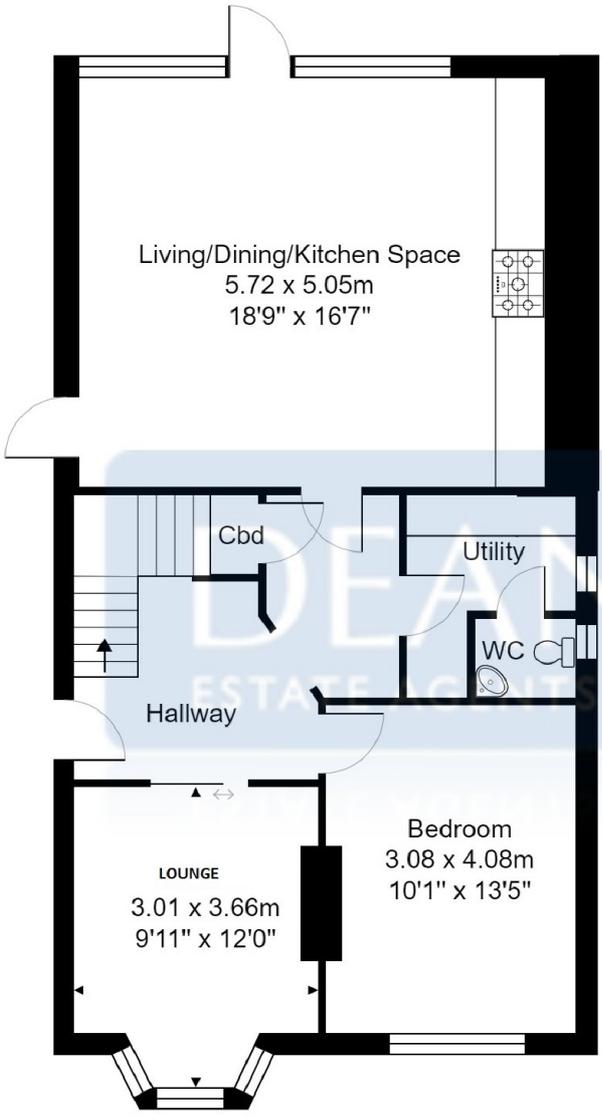
OUTSIDE

FRONT GARDEN

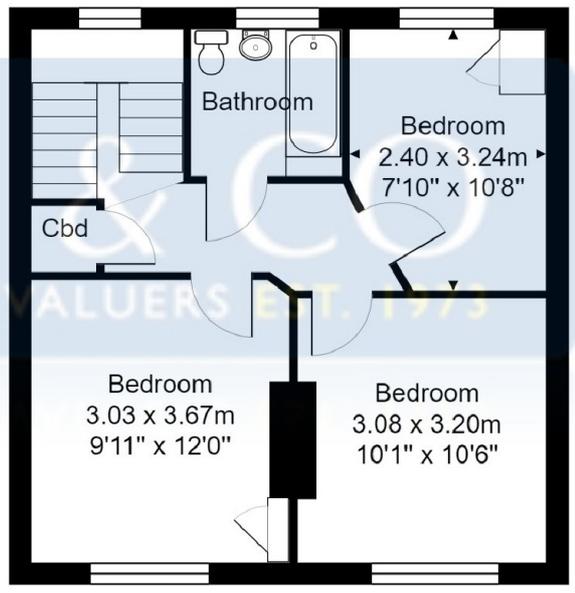
Laid to private car hardstand providing off street parking for several cars.

REAR GARDEN 55' x 29' (16.76m x 8.84m)

Westerly aspect and Approx 55ft in length x 29ft width. Being laid to paved patio area. Outside lighting, water tap and power socket. Side access with gate providing access to front of property, remainder of garden being laid to lawn with well stocked shrub and tree borders, garden shed to rear.



Ground Floor

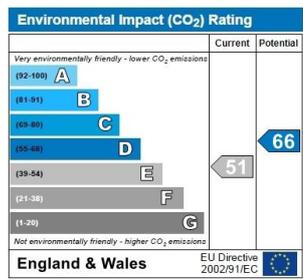
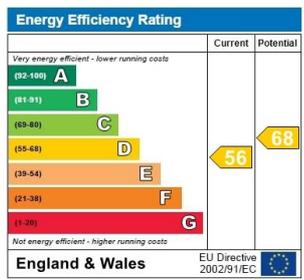


1st Floor

Total Area: 114.5 m² ... 1233 ft²



All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020



VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE
 N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.

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